



GRASSROOTS
REALTY GROUP

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11522 Pinnacle Drive
Grande Prairie, Alberta

MLS # A2296350



\$430,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Gentle Sloping, Landscaped, Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Open Floorplan		

Inclusions: N/A

Welcome to this well-maintained detached home in the desirable community of Pinnacle Ridge. This vacant property offers quick possession, making it ideal for buyers looking for a seamless move. The home features 3 bedrooms and 2.5 bathrooms, with a functional and family-friendly layout. The spacious primary bedroom includes a large ensuite and a walk-in closet, providing a comfortable retreat. Bright and inviting open concept living spaces offer plenty of room for everyday living and entertaining. Located close to schools, parks, and amenities, this property is a great opportunity for families or first-time buyers. Call your realtor to book a showing today!